076.0	0011	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,300 / 693,300
					USE VALUE:	693,300 / 693,300
					ASSESSED:	693,300 / 693,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAMBASCO CHRISTOPHER R& KASSI
Owner 2:	
Owner 3:	
Street 1:	55 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARCANTONIO JOSEPHINE D TRUSTE -
Owner 2:	MARCANTONIO FAMILY TRUST -
Street 1:	55 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,588 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1602 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9588.000	197,900		495,400	693,300
Total Card	0.220	197,900		495,400	693,300
Total Parcel	0.220	197,900		495,400	693,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.88 | /Parcel: 432.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	48594
GIS Ref	
GIS Ref	
Insp Date	12/18/08

!6383!

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0011-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,900	0	9,588.	495,300	693,200	693,200	Year End Roll	12/18/2019
2019	101	FV	180,200	0	9,588.	460,000	640,200	640,200	Year End Roll	1/3/2019
2018	101	FV	180,200	0	9,588.	460,000	640,200	640,200	Year End Roll	12/20/2017
2017	101	FV	180,200	0	9,588.	403,400	583,600	583,600	Year End Roll	1/3/2017
2016	101	FV	180,200	0	9,588.	368,000	548,200	548,200	Year End	1/4/2016
2015	101	FV	179,300	0	9,588.	325,500	504,800	504,800	Year End Roll	12/11/2014
2014	101	FV	179,300	0	9,588.	307,800	487,100	487,100	Year End Roll	12/16/2013
2013	101	FV	179,300	0	9,588.	293,000	472,300	472,300		12/13/2012

PRINT

Date	Time
12/10/20	21:10:13

LAST REV

Date	Time
06/21/18	08:23:39
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6383

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARCANTONIO JOS	58797-351		3/30/2012		436,500	No	No		
MARCANTONIO JOS	56670-93		3/30/2011	Convenience	1	No	No		
MARCANTONIO JOH	35098-240		3/22/2002	Family	1	No	No		
MARCANTONIO J/	22927-58		2/22/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2018	550	Redo Bat	55,000	C				
10/22/2015	1617	Redo Bat	10,790					
8/11/2015	2016	Re-Roof	11,700		8/11/2015			Strip and reroof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
6/30/2012	MLS	EMK	Ellen K
12/18/2008	Meas/Inspect	163	PATRIOT
10/31/2000	Hearing N/C	163	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/13/1999	Measured	256	PATRIOT
7/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48594
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9588		Sq. Ft.	Site		0	70.	0.74	12									495,350						495,400	

Total AC/HA:	0.22011	Total SF/SM:	9588	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	495,350	Spl Credit		Total:	495,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	4	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	74000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286817
Depreciation:	88913
Depreciated Total:	197904

COMMENTS

TOILET AND STAND UP SHOWER SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

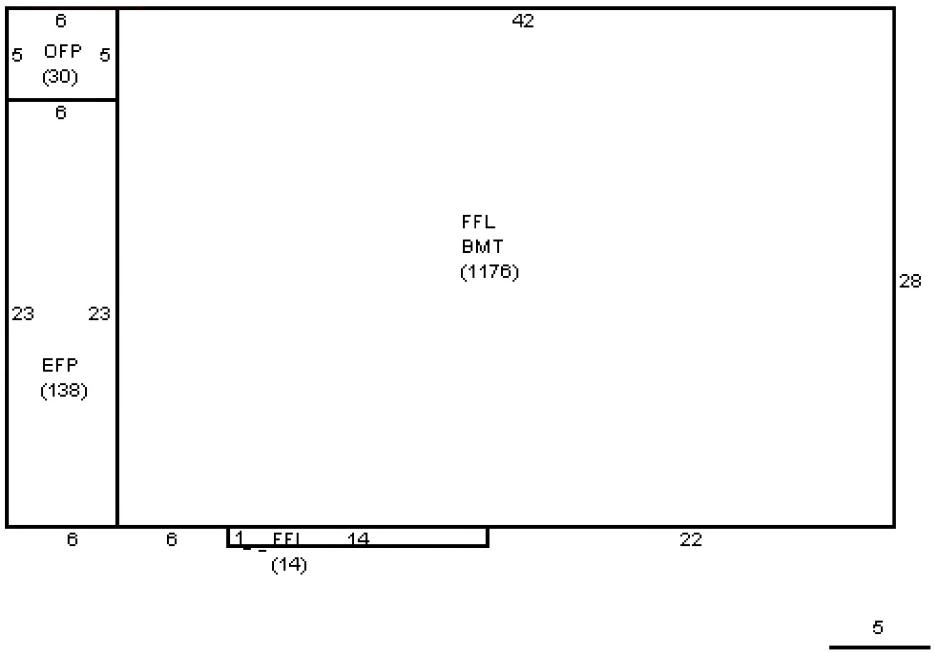
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.52
Special Features:	0	Val/Su Net:	78.10
Final Total:	197900	Val/Su SzAd	166.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,190	129.520	154,128
BMT	Basement	1,176	43.210	50,812
EFP	Enclos Porch	138	47.420	6,544
OFP	Open Porch	30	44.440	1,333
Net Sketched Area:		2,534	Total:	212,817
Size Ad	1190	Gross Are	2534	FinArea 1602

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0011-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	